

1 personal radio services, and, probably, I
 2 would say, the major portion is the fact
 3 that we've actually defined those terms.
 4 The gentleman is here, who helped us.
 5 If you look at Attachment A,
 6 Mr. Calderon --
 7 MR. CALDERON: Yes.
 8 MR. RIEL: -- helped us greatly, and
 9 worked, actually, in association with the
 10 City Attorney's Office and outside legal
 11 counsel in re-writing these regulations.
 12 Mr. Calderon's more than welcomed to
 13 come up and make some comments. Staff
 14 recommends approval and this will then
 15 proceed to the Commission.
 16 MR. BEHAR: Eric, a question. The
 17 height -- all the requirements stay the
 18 same?
 19 MR. RIEL: Yes.
 20 MR. BEHAR: Still go through all --
 21 the Board of Architects for approval and
 22 everything?
 23 MR. RIEL: Yes.
 24 MR. BEHAR: Motion to approve.
 25 MR. COE: Second.

1 MR. FLANAGAN: Second.
 2 THE CHAIRMAN: A motion and a second.
 3 Do we have any input from the public? If
 4 there's no discussion, we'll just bring it
 5 to a vote.
 6 If you'd like to come up --
 7 MR. RIEL: Just come up and introduce
 8 yourself.
 9 THE CHAIRMAN: But make them -- please
 10 make them very brief.
 11 MR. CALDERON: I'll make it very brief.
 12 THE CHAIRMAN: So we can approve this,
 13 presumably.
 14 MR. CALDERON: Very briefly. Just to
 15 explain to you who the ARL are. They are
 16 the organization that covers all amateur
 17 radio operators in the US. It's
 18 approximately -- out of the 700,000, they
 19 cover 260,000 and, here, in Coral Gables,
 20 members of the ARL, we're 168. That's all.
 21 And, basically, it's that -- the
 22 approval, we're in favor of it, because
 23 it's for the safety of the City and the
 24 participants.
 25 THE CHAIRMAN: Thank you very much.

1 MR. COE: Move the question, Mr. Chairman.
 2 THE CHAIRMAN: Motion and a second to
 3 approve the Zoning Code Text Amendment to
 4 Article 5, Division 20. No -- hearing no
 5 discussion, let's call the vote, please.
 6 MS. MENENDEZ: Jack Coe?
 7 MR. COE: Yes.
 8 MS. MENENDEZ: Jeff Flanagan?
 9 MR. FLANAGAN: Yes.
 10 MS. MENENDEZ: Javier Salman?
 11 MR. SALMAN: Yes.
 12 MS. MENENDEZ: Eibi Aizenstat?
 13 MR. AIZENSTAT: Yes.
 14 MS. MENENDEZ: Robert Behar?
 15 MR. BEHAR: Yes.
 16 MS. MENENDEZ: Tom Korge?
 17 THE CHAIRMAN: Yes.
 18 Next Item is the Zoning Code Text
 19 Amendment - Article 5, Division 16,
 20 entitled "Roofs."
 21 MR. RIEL: Again, this is an amendment
 22 to the Zoning Code. It doesn't have to do
 23 with metal roofs, I can tell you that.
 24 Let me go ahead and turn it over to
 25 Carlos Mindreau, the City Architect. This

1 is -- the next two items on the agenda were
 2 items that were requested by the Building
 3 and Zoning Department.
 4 THE CHAIRMAN: For the record, just
 5 note that Pat Keon has arrived.
 6 MR. MINDREAU: This text amendment --
 7 this text amendment contains the addition
 8 of a paragraph to Article -- Section 51602,
 9 and subsequently, in addition, Paragraphs A
 10 and B of Section 51603.
 11 And, in essence, without reading it
 12 for you, because you're capable of doing
 13 that, but Paragraph G would expand Section
 14 51602, to include buildings in the area --
 15 particularly in the areas that are in the
 16 flood zone district, in which the heights
 17 of buildings is 39 feet, it would allow
 18 them -- the Code currently allows for a
 19 rooftop terrace over the first floor
 20 portion of a two-story building.
 21 This simply would allow a rooftop
 22 terrace over the two-story portion of
 23 two-story buildings, in the areas of the
 24 flood zone, which are typically ocean --
 25 have the capability to view the ocean from

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1 a higher vantage, without -- which would
 2 allow the architecture to develop turrets
 3 or other elements that might be on a -- on
 4 a more classical viewpoint or that would
 5 allow flat roof terraces, without
 6 increasing the height of a building, and
 7 allowing for this architectural element
 8 to -- to be part of the vocabulary that we
 9 can use in -- particularly in those areas.

10 In all cases, the limitation is the
 11 allowable height that's pertinent to the
 12 land use for the specific houses. So
 13 that's not altering at all.

14 The portions that are altering Section
 15 51603 simply include the -- it's really
 16 just clarifying the issue of the text. The
 17 text isn't quite clear, that in the areas
 18 in which the maximum height of a building
 19 is 29 feet, it -- it defines the rooftop of
 20 the flat areas as 24, with a parapet at
 21 26.5. It doesn't address the fact that in
 22 areas that are flood zones, in which the
 23 height of a building is 39 feet, we should
 24 also allow rooftops that have a parapet at
 25 36.5 and a rooftop at 34. That's the

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1 essence of -- of this amendment to Article
 2 5.

3 MR. AIZENSTAT: We're not increasing
 4 any heights or any --

5 MR. MINDREAU: We're not increasing
 6 height. We are merely clearly increasing
 7 the vocabulary by which you can get to
 8 that.

9 THE CHAIRMAN: Is there any discussion?
 10 Is there anybody from the public who
 11 wishes to speak on this?

12 MR. SALMAN: No, from the public.
 13 MR. COE: The general public. I don't
 14 think you qualify for that.

15 MR. SALMAN: Thank you, Jim.

16 THE CHAIRMAN: Any questions for the
 17 City Architect? No?

18 MR. COE: Move approval, Mr. Chairman.

19 MR. BEHAR: Second.

20 THE CHAIRMAN: Motion to approve and
 21 second it. Any discussion on the motion?
 22 Hearing none, we'll call the roll on that,
 23 please.

24 MS. MENENDEZ: Jeff Flanagan?

25 MR. FLANAGAN: Yes.

11

1 MS. MENENDEZ: Javier Salman?

2 MR. SALMAN: Yes.

3 MS. MENENDEZ: Pat Keon.

4 MS. KEON: Yes.

5 MS. MENENDEZ: Eibi Aizenstat?

6 MR. AIZENSTAT: Yes.

7 MS. MENENDEZ: Robert Behar?

8 MR. BEHAR: Yes.

9 MS. MENENDEZ: Jack Coe?

10 MR. COE: Yes.

11 MS. MENENDEZ: Tom Korge?

12 THE CHAIRMAN: Yes.

13 The next item on the agenda is Zoning
 14 Code Text Amendment - Article 5, Division
 15 24, "Walls and fences."

16 MR. MINDREAU: Again, to -- let me
 17 reiterate what the text amendment says.
 18 Essentially, this came to our attention,
 19 that there were a lot of areas of the City
 20 in which the garden concept was being lost,
 21 because of the definition of the sidewalk
 22 by walls, people enclosing the entirety of
 23 their properties with walls.

24 Go -- driving and taking a visual
 25 survey of these areas of the City, it

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1 became relatively evident to me that this
 2 may be true, but particularly true in areas
 3 in which you have fifty-foot lots.

4 When you have a fifty-foot lot, you
 5 know, several contiguous, and you begin to
 6 build four-foot walls, with two feet of --
 7 of iron on top of it, all of a sudden, the
 8 street gets defined in a -- in sort of a
 9 canyon sort of way, and we felt that this
 10 may indeed be an issue.

11 At the -- at the time that we became
 12 aware of this issue, we were also
 13 contemplating the fact that at the triangle
 14 of visibility, again, in the short areas,
 15 the walls that were allowed to be four-foot
 16 were in violation of that. So we were
 17 having to figure out a way to overcome that
 18 by using convex mirrors, et cetera.

19 At that point, it became evident what
 20 we should do with this text amendment was
 21 to limit the height of the masonry portion
 22 of enclosing elements to thirty inches,
 23 from the forty-eight, still allowing you to
 24 have metal from the thirty inches up to six
 25 feet, so that you could have the protection